

ATTACHMENT FOUR

Regional Plan Review Program

The Regional Plan Review program is almost complete. There are eight jurisdictions participating at this time. They are Avondale, Cave Creek, El Mirage, Gilbert, Goodyear, Litchfield Park, Peoria and Surprise. Glendale has to wait at this time, but plans to be part of the group in the very near future.

All jurisdictions will have adopted the 2000 International Building Code, 2000 International Residential Code, 2000 International Mechanical Code, 1999 National Electrical Code and the Arizona Uniform Plumbing Code, effective March 1, 2002.

On December 12, 2001, the RPR group had a presentation meeting with the residential design professionals throughout Maricopa County.

All attendees thought the program was long overdue, recognized the outstanding benefits and appreciated the efforts of the RPR group to provide this unique service which will ensure consistency with the enforcement of residential building codes. They all agreed that the program will benefit the homebuilders, the contractors, the design professionals, the participating jurisdictions, but especially the home buyer.

The collaborative RPR inspection checklist is the last remaining item to complete and it should be finished by the end of January 2002.

This is the first program of its kind and a giant step towards uniformity of building codes, uniformity of plan review, uniformity of field inspections, uniformity of code interpretations and required construction documentation in Maricopa County.

We hope to have many more jurisdictions participate and our goal is to have all jurisdictions within Maricopa County participating within the near future.

To maintain and improve the RPR program, the Building Officials of the RPR group will act as an oversight committee and they will adjust and develop new procedures to enhance the program. All Building Officials have agreed to follow the recommendations of the majority to ensure consistency.

This Building Official oversight committee will also be responsible for jointly allowing any alternative methods or materials of construction, with regards to single-family homes.

The RPR group has agreed to accept plans for review after January 1, 2002 in order to accommodate the time constraints, but building permits cannot be issued until March 1, 2002.